



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

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ENVIRONMENTAL CHECKLIST

This environmental checklist has been prepared to identify and assess whether any additional environmental review would be required in order for the County to consider the proposed changes to the Riolo Vineyard Specific Plan ("proposed RVSP Update"). This document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the assessment of any potential effects or impacts associated with the proposed RVSP Update.

In order for the County to consider the proposed RVSP Update, the County must ensure that environmental review consistent with the requirements of CEQA and the State CEQA Guidelines has been completed. Because the County has previously complied with CEQA for the adopted Specific Plan and the new discretionary action before the County would be a change in an already-approved project, the County would not need to start from scratch, but could use information in the certified EIR, to the extent it remains adequate. While the project may not be substantially modified by the current proposal, substantial time has passed such that the environmental conditions evaluated within the EIR may have changed. Consistent with the requirements of CEQA Guidelines Section 15162, the County must, therefore, determine whether any changed circumstances or "new information of substantial importance" will trigger the need for a subsequent EIR. Under that section, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If any of the triggers set forth above occurs, the County would be required to prepare a subsequent EIR, unless "only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation," in which case a "supplement to an EIR" would suffice (see CEQA Guidelines, § 15163). If there are no grounds for either a subsequent EIR or a supplement to an EIR, then the County would be required to prepare an addendum pursuant to CEQA Guidelines section 15164, explaining why "some changes or additions" to the 2009 Final EIR "are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Project Title: Riolo Vineyard Specific Plan Update	Plus# PSPA 20130392
Entitlement(s): Amendments to Specific Plan, Design Guidelines, Development Standards, and Development Agreement, and Rezone	
Entire Specific Plan Area: Approximately 525 acres Project-Level Area: 315.6 acres of the 525-acre area	APNs for 525-acre area: 023-200-019, 023-200-023, 023-200-027, 023-200-031, 023-200-055, 023-200-056, 023-200-057, 023-200-072, 023-200-073, 023-221-004, 023-221-005, 023-221-006, 023-221-007, 023-221-054.
Location: West of Walerga Road, east of Watt Avenue, north of PFE road, and south of Dry Creek, approximately 2.5 miles southwest of the current City limits of Roseville. PFE Road to the south and Dry Creek to the north.	

A. BACKGROUND:

Project Site:

The 525-acre Riolo Vineyard Specific Plan area is located in the southern portion of Placer County within the Dry Creek/West Placer Community Plan area. The site is bounded on the north by Dry Creek, on the west by Watt Avenue, on the south by PFE Road, and on the east by Walerga Road. The project site is currently undeveloped with the exception of two residential ranch houses and related barn/outbuilding structures.

History:

The Riolo Vineyard Specific Plan (RVSP) is an approved project which includes a residential community with open-space, recreational, and commercial components, and encompasses approximately 525 acres. Of the 525 total acres, only 315.6 acres were analyzed on a project-level basis in the 2009 EIR. The approved Project includes a total of 933 residential units consisting of low-, medium- and high-density as well as rural and agricultural residential uses. The RVSP Final Environmental Impact Report (EIR) (SCH# 2005092041), CEQA Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program were certified and adopted by the Placer County Board of Supervisors in May 2009. As approved by the County Board of Supervisors in 2009, the RVSP also included amendments to the Placer County General Plan and Dry Creek/West Placer Community Plan, a Rezone, a Development Agreement, Finance Plan, Large-Lot and Small-Lot Vesting Tentative Subdivision Maps, and Development Standards and Guidelines. In December 2009, Towne Development of Sacramento (now Homes by Towne of Riolo Vineyards, LLC, (HBT) purchased those 315.6 acres of project-level parcels in the 525-acre RVSP area. Since then, HBT has been value engineering the Specific Plan to create a more feasible and improved land plan.

Original RVSP Project Objectives:

The previously approved RVSP included the following actions:

- a. Approval of amendments to the Placer County General Plan;
- b. Approval of amendments to the Dry Creek/West Placer Community Plan;
- c. Approval of the Riolo Vineyard Specific Plan;
- d. Approval of the Riolo Vineyard Specific Plan Development Standards;
- e. Approval of the Riolo Vineyard Specific Plan Design Guidelines;
- f. Approval of the Rezoning to Specific Plan (SPL-RVSP);
- g. Approval of the Project Development Agreement;
- h. Approval of the Large-Lot Vesting Tentative Subdivision Map; and
- i. Approval of the Small-Lot Vesting Tentative Subdivision Map.
- j. In association with these actions, the Board also accepted the Public Facilities Financing Plan and the Urban Services Plan prepared for the project.
- k. By a separate action, James and Marianne Frisvold, who own property contained within the Riolo Vineyard Specific Plan area (APN 023-200-057), filed for non-renewal of the Williamson Act contract associated with that parcel. The non-renewal period began January 2007 and will expire January 2016.

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RVSP Update Project Objectives:

In order to create a more feasible and improved Plan, HBT proposes the following amendments to the previously approved RVSP:

- a. Amendments to the Specific Plan, Development Standards and Design Guidelines;
- b. Amendment to the Development Agreement;
- c. Updated Public Services Fee and Public Facility Financing Programs;
- d. A change in the RVSP land use designations of the high density residential area to commercial, the change of some Agriculture-10 land use designations to Agriculture, and the addition of the Estate Residential land use designation;
- e. A Rezone of 322.8 acres to SPL-RVSP; and
- f. A Mitigation Monitoring and Reporting Program modification.

Summary of Proposed Amendments to RVSP:

Previously approved and proposed land uses are compared in a "Land Use Comparison" chart, included as Appendix A. Additionally, Appendices B and C visually represent the proposed changes in the site plan from what was previously approved to what is currently being proposed. HBT proposes the following eight Specific Plan revisions to update the previously approved RVSP:

1. **Elimination of Alley-Loaded Medium Density Homes** – The previously approved RVSP allocated 157 units to Medium Density Residential (MDR). To create housing more consistent with the Dry Creek/West Placer Community Plan, this proposed RVSP amendment would remove the alley-loaded Medium Density homes, resulting in decrease in the number of MDR units to 102.

2. **Replacement of High Density Residential with Commercial Land Use Designation** – The previously approved RVSP allocated 60 units to High Density Residential (HDR) to meet Placer County's ten percent requirement for affordable housing on project-level parcels. On December 11, 2012, the Placer County Board of Supervisors approved the modification to the RVSP Mitigation Monitoring and Reporting Program and corresponding text revisions to the certified RVSP EIR to include an off-site alternative to meet Placer County's requirement for affordable housing. This alternative would satisfy the affordable housing obligation for the 315.6 acres through funding for a transitional housing facility located at 13675 Bowman Road in the Bowman area in Auburn. This facility is run by the non-profit Acres of Hope Organization. The funding obligation has already begun, and payments are being made consistent with the Board's approval. The revised mitigation measure requires the 3.2 acre HDR parcel to be deed restricted until the funding obligation is satisfied. This deed restriction has been recorded.

This amendment to the land plan and zoning would allow the 3.2 acres previously reserved for HDR to become designated as a Commercial land use. However, as a result of deed restriction required by the previously modified Mitigation Measure 5-3a, the use of that parcel will be restricted to affordable housing until such time as the funding obligation has been fully satisfied. The applicant also proposes to limit commercial development to a maximum of 3,750 square feet on this parcel.

3. **Addition of Low Density Homes** – The previously approved RVSP allocated 378 units to Low Density Residential (LDR). The proposed RVSP Update would add 63 LDR units, resulting in a total of 441 LDR units. The addition of LDR units is consistent with the Dry Creek/West Placer Community Plan, which envisions low density single-family residential development over most of the Plan area. Although there would be an additional number of LDR units, the overall maximum number of 933 units would remain unchanged.

4. **Creation of a Density Reserve** - The Specific Plan allows for a total of 933 residential units to be constructed in the RVSP, but with the elimination of the alley-loaded Medium Density Homes and the Plan revisions, not all residential units allocated to HBT were utilized. A Density Reserve of the 47 unused lots would be created, which lots may be transferred to other property owners within the Specific Plan area. At such time as these Density Reserve lots may be utilized, additional environmental analyses may be required to determine what potential impact may result.

5. **Removal of Ag-10 Residential** – The previously approved RVSP allocated 6 residential units to Agriculture-10 for a total of 61.3 acres. The proposed RVSP amendment would transfer those 61.3 acres to Agriculture and replace those Agriculture-10 residential units with 11 Estate Residential units.

- 6. Roadway Changes** – The previously approved RVSP included a northerly arterial road running from east to west parallel to PFE Road between Watt Avenue and Walerga Road. The proposed RVSP amendment would eliminate the arterial road, which would also eliminate this second connection to Watt Avenue. A number of large oak trees immediately north of the Roseville Cemetery would no longer need to be removed to accommodate the new road.
- 7. Relocation of Parks and Recreation Areas** – The previously approved RVSP included parks and recreation areas located within the LDR areas. The proposed RVSP Update would relocate these parks and recreation areas to the perimeter of the LDR areas, which would create better connections to the trail systems and provide views of open space.
- 8. Proposed Modification to the Development Agreement** – As discussed above, a Development Agreement was executed in 2009. The applicant proposes to modify the Development Agreement to reflect the above amendments to the RVSP.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	SPL-RVSP, O PD=1, O PD=2 (Open Space, Planned Residential Development, maximum density of either one or two dwelling units/acre), RS-AG-B-20-DR PD=2 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet, combining Development Reserve, combining Planned Residential Development, maximum density of 2 dwelling units/acre), CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)	Low Density Residential with a Development Reserve maximum 1-2 Dwelling Units/Acre, Commercial, Greenbelt and Open Space	Agricultural Buildings, Single Family Residential, Farming and Equestrian Operations, Cemetery
North	O, O PD=1 SPL-PVSP, RS-AG-B-40 PD=1	Professional Office (P) Open Space (O)	Main Stem of Dry Creek, Riparian Corridor, Farming, Vacant Property
South	RS-AG-B-20, C1-UP-Dc, O PD=2	Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), Open Space (O)	Church, Schools, Low Density Residential, Vacant Property
East	O PD=2, O PD=1, RS-AG-B-20 PD=2, CPD-Dc, RM-DL8-Dc, O PD=2	Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), Open Space (O)	Future Residential Subdivision, Proposed 63 Lot Residential Subdivision, Vacant Property
West	O, OP-Dc	Professional Office (P) Open Space (O)	Low Density Residential, Vacant Property

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

As described in the Introduction to this Checklist, Placer County, in completing the 2009 RVSP Final EIR, had undertaken a comprehensive environmental review process to review the project prior to certification and approval. The process involved the preparation of environmental documents which are relevant to the consideration of the proposed RVSP update:

- Draft EIR for the Riolo Vineyard Specific Plan, Volume 1 and Volume II (Appendices), January 2008;
- Final EIR for the Riolo Vineyard Specific Plan, October 2008;
- Findings of Fact and statement of Overriding Considerations for the Riolo Vineyard Specific Plan, May 2009;
- Mitigation, Monitoring and Reporting Program, May 2009;
- Addendum to the Final EIR, December 2012;
- Modified Mitigation, Monitoring and Reporting Program, December 2012.

This environmental checklist, in which the relevant inquiries under CEQA Guidelines section 15162 are embedded, is intended to evaluate all environmental topic areas for the project changes associated with the proposed RVSP Update and for any changes in circumstances presented in the environmental document, in order to determine whether such project changes and/or changed circumstances were or were not adequately covered in the FEIR (consisting of the above-listed environmental documents), which the Placer County Board of Supervisors certified in May 2009 and the Addendum and revised MMRP adopted and approved by the Board in December 2012.

If it is determined through the checklist review process, that the proposed RVSP Update would result in new or substantially more severe significant environmental impacts resulting from changes in the project or circumstances (as defined in State CEQA Guidelines Section 15162[a][1-2]), or from new information of substantial importance (as defined in State CEQA Guidelines Section 15162[a][3]), then a subsequent EIR or supplement to the prior EIR would be warranted if the applicant intends to pursue approval of proposed RVSP Update. Alternatively, the applicant might be able to modify its proposals to eliminate or diminish any environmental impacts or other factors that might be responsible for the apparent need for an additional EIR.

The above-stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

This environmental checklist utilizes the Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

It is important to note that the checklist responses below evaluate the proposed modifications to the RVSP and focus on whether there are any “changed conditions” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in environmental impact significance conclusions different from those found in the 2009 Final EIR. A “less than significant” conclusion does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the Final EIR (2009). For instance, the environmental categories might be answered with a “less than significant” in the checklist because the impacts associated with the proposed RVSP Update were adequately addressed in the FEIR, and the environmental impact significance conclusions of the Final EIR remain applicable.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- Item I-1,2,3:

The proposed RVSP amendment would result in a number of revisions to the previously approved RVSP, which would result in either similar or reduced visual impacts. These revisions include: the elimination of the arterial road running from east to west parallel to PFE Road; the relocation of parks and recreation areas from within the center of Low Density Residential (LDR) areas to perimeter locations of LDR areas; and a roadway and a landscape buffer between residences and the Roseville Cemetery. Overall, these revisions would result in either similar or reduced visual impacts as compared to the previously adopted RVSP. The proposed amendment would therefore be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Visual Resources section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to scenic vistas, scenic resources and the existing visual character or quality of the site and its surroundings contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item I-4:

The proposed RVSP amendment would not create new sources of substantial light or glare. Street lighting would potentially be reduced due to the elimination of the arterial road. The additional 3,750 square feet of commercial development, which would replace the HDR, would not create new sources of substantial light or glare because it would be consistent with the lighting design guidelines previously approved for Commercial development. The proposed Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Visual Resources section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included

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with the proposed RVSP Update project by this reference. The conclusions regarding impacts to light or glare contained in the 2009 EIR remain valid and no additional analysis is required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)			X	
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)			X	
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)			X	
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)			X	
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)			X	

Discussion- Item II-1:

The RVSP area is already designated for urban uses. As discussed in the previously certified RVSP EIR, the impact related to the loss of agricultural land was found to be significant and unavoidable. On May 12, 2009, the County Board of Supervisors adopted a Statement of Overriding Considerations (Resolution No. 2009-117). The proposed Specific Plan amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Farmland contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item II-2:

The Placer County General Plan requires buffer zones to separate urban uses from land designated agriculture where noise from machinery, dust, the use of fertilizers and chemical spray, and other related agricultural activities would create problems for nearby residential and other sensitive land uses. The proposed RVSP amendment would be designed to provide the same buffer widths as the previously approved RVSP between residential units and agricultural land uses. The proposed Specific Plan amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Land Use section of the RVSP EIR and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to land use buffers for agricultural operations contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item II-3:

The proposed Specific Plan amendment would not create additional impacts to Williamson Act Contracts. The proposed Update's Right-to-farm policy would be consistent with the previously approved RVSP. The proposed Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to existing zoning for agricultural operations contained in the 2009 EIR remain valid and no additional analysis is required.

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Discussion- Item II-4:

The proposed Specific Plan amendment would apply to the project-level parcels in the existing RVSP area. The Plan area and surrounding parcels are not zoned forestland or timberland, therefore the proposed RVSP Update would not conflict with existing zoning for, or cause rezoning of forestland or timberland. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to forestland or timberland contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item II-5:

The RVSP area is already designated, in large part, for urban uses. As discussed in the previously certified RVSP EIR, the impact related to the loss of agricultural land was found to be significant and unavoidable. On May 12, 2009, the County Board of Supervisors adopted a Statement of Overriding Considerations (Resolution No. 2009-117). The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Farmland contained in the 2009 EIR remain valid and no additional analysis is required.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- All Items:

The proposed RVSP amendment would replace the HDR land use with commercial uses and would limit the retail space to 3,750 square feet. According to a Trip Generation Analysis conducted by KD Anderson and Associates in May 2014 (Analysis included as Appendix D), replacing HDR with a small commercial building this size would result in 11,214 daily trips, which is less than the 11,356 trips anticipated to be generated from that parcel under the previously adopted RVSP. The proposed RVSP Update would also reduce p.m. peak hour trips from 1,240 to 1,228 and produce the same number of a.m. peak hour trips (831) as the previously approved RVSP. Therefore, the proposed RVSP amendment would result in no additional air quality impacts. The proposed RVSP Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Air Quality Section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP amendment project by this reference. The conclusions regarding impacts to Air Quality contained in the 2009 EIR and as augmented above, remain valid and no additional analysis is required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact

		Measures		
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)			X	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)			X	

Discussion- Item IV-1,2,3,4,6,7,8:

The proposed RVSP amendment would reduce impacts to Biological Resources in some areas compared to the previously certified RVSP EIR, as the proposed RVSP Update would increase the amount of open space in the Plan area, reduce floodplain encroachment, and result in a reduction of oak trees near the cemetery. Although the revised Wastewater Master Plan for this Specific Plan amendment revises the sewer design so that sewer pipelines will be constructed where they were not previously proposed within the open space areas, the environmental impacts of the proposed sewer construction have been analyzed, including any potential impacts to native trees, wetlands and floodplain areas, and the proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new significant impacts would occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Biological Resources section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by reference. The conclusions regarding impacts to Biological Resources contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item IV-5:

The previously certified RVSP EIR contained mitigation measures which included a requirement to obtain and comply with Section 404 permit conditions of approval. In 2013, the U.S. Army Corps of Engineers issued a Section 404 permit (SPK-2005-01060) to HBT of Riolo Vineyards, LLC for the previously approved RVSP. The

proposed RVSP amendment would not result in any new or additional impacts to wetlands, and all 404 permit conditions would be adhered to with the Update. The proposed sewer alignment would create the same wetland impacts as previously analyzed in the RVSP EIR. No new impacts would occur and no new mitigation measures are required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Biological Resources section of the RVSP EIR (available at the Placer County Planning Services Division), listed in the revised Mitigation Monitoring and Reporting Program (attached herein as Appendix E) and are included with the project by reference. The conclusions regarding impacts to wetlands contained in the 2009 EIR remain valid and no additional analysis is required.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- All Items:

The certified RVSP EIR concluded that there are few known cultural or paleontological resources in the Plan area. However, the RVSP EIR identified mitigation measures to reduce impacts to the previously recorded archaeological sites to a less than significant level, and to address inadvertent damage to currently unknown cultural and/or paleontological resources during project construction. The proposed RVSP amendment would apply to the same project-level parcels analyzed in the RVSP EIR. Therefore, the proposed Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. All impacts have been adequately addressed in the earlier document and are described in the Cultural Resources Section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Cultural Resources contained in the 2009 EIR remain valid and no additional analysis is required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	

3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)			X	
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)			X	
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- All Items:

The proposed RVSP amendment would apply to the project-level parcels analyzed in the previously certified RVSP EIR, resulting in similar impacts to soils and geology. In comparison to the previously adopted RVSP, the proposed RVSP amendment would reduce the grading footprint, therefore reducing impacts to soils and topography. A total reduction of 6.3 acres of encroachment into the 100-year floodplain, or 34 acre-feet, is proposed with the proposed RVSP amendment project, resulting in an overall reduction in the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigations would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Soils, Geology, and Seismicity section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference and would reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to Geology and Soils contained in the 2009 EIR remain valid and no additional analysis is required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion- All Items:

As discussed in the previously certified RVSP EIR, the impact related to greenhouse gases was determined to be Significant and Unavoidable. According to a Trip Generation Analysis conducted by KD Anderson and Associates in May 2014, the proposed RVSP amendment would generate 11,214 daily trips, which is less than the 11,326 trips in the previously approved RVSP. The trips generated by the proposed Specific Plan amendment would result in no additional greenhouse gas emissions impacts. Therefore, the proposed Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Air Quality Section of the RVSP EIR (available at the

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Placer County Planning Services Division), listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Greenhouse Gases contained in the 2009 EIR, as herein augmented, remain valid and no additional analysis is required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion- Item VIII-1,2:

The proposed RVSP amendment would not introduce any new land-use types or activities to the project area that could potentially create a significant hazard to the public or the environment. Although the Update includes a proposed land use designation change of the HDR area to Commercial, the uses allowed within the proposed Commercial area would be similar to the Commercial land use activities anticipated for the southwest corner of the Plan Area and would not create a significant hazard to the public or the environment. The Specific Plan amendment also introduces an "Estate Residential" land use (SPL-RVSP-ES) that would allow for single-family detached homes on lots 13,500 square feet and larger. The Specific Plan amendment also includes an "Agriculture" land use (SPL-RVSP-AG). Both residential and agricultural land uses were considered with the previously-approved RVSP EIR, and the new land-use designations would not create a significant hazard to the public or the environment. Construction activities and equipment utilized in the RVSP area would be consistent with that anticipated with the previously approved RVSP. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hazards and Hazardous Materials Section

of the RVSP EIR (available at the Placer County Planning Services Division), listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to significant hazards contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item VIII-3,4,5,6,7,8,9:

The proposed RVSP amendment would apply to the project-level parcels which were previously approved in the RVSP area. Wilson Riles Middle School and McClellan High School are within one-quarter mile of the project site; however the proposed RVSP amendment would not increase the likelihood of the project to emit hazardous emissions, substances or waste. The Plan area is not located within an airport land use plan, within two miles of a public use airport, or within the vicinity of a private airstrip. The proposed RVSP Update would not expose people or structures to additional wildland fires, nor would it create any additional potential health hazards or expose people to additional existing sources of potential health hazards. Therefore, the proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hazards and Hazardous Materials Section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Hazardous Materials contained in the 2009 EIR remain valid and no additional analysis is required.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)			X	
6. Otherwise substantially degrade surface water quality?(ESD)			X	
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)			X	
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)			X	
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)			X	
11. Alter the direction or rate of flow of groundwater? (EHS)			X	

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12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	
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Discussion- Item IX-1:

As with the previously approved RVSP, the proposed RVSP amendment would not violate any federal, state or county potable water quality standards. The conclusions regarding impacts to potable water quality standards contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item IX-2,11:

The proposed Update would reduce the development footprint and reduce encroachment into the floodplain compared to the previously approved RVSP. As mentioned in the previously certified RVSP EIR, essentially all of the development (roads and buildings) would be constructed in the portion of the Plan area that has soils with slow infiltration rates and high runoff potential. Based on the low value of the Plan area for recharge (with the exception of the Dry Creek corridor, which would remain open space), the proposed RVSP amendment would not interfere substantially with groundwater recharge.

The previously approved RVSP did not use groundwater as a water supply and planned on abandoning several of the existing wells on the property. The proposed RVSP amendment would use groundwater for irrigation; however, the amount of groundwater extracted would be less than the historical groundwater use, as current drip irrigation and timers utilized for landscaping use less water than traditional irrigation methods used for agricultural purposes. Baseline conditions used for this analysis is the historical groundwater usage for agriculture, and the proposed use of groundwater for landscaping purposes will not increase the baseline use. Therefore, groundwater impacts would be less than significant. The conclusions regarding impacts to groundwater supplies contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item IX-3,4,5,6,7,12:

The proposed RVSP amendment would result in a reduced development footprint from the previously approved project, in part due to the elimination of the parallel arterial and its Watt Avenue intersection, thus resulting in the construction of less impervious surfaces. The proposed RVSP amendment design of the development would reduce fill of the floodplain by 6.3 acres (34 acre feet). Modifications to the floodplain are proposed to assure that all residences and structures associated with the proposed project will be located outside of the 100-year floodplain. The proposed RVSP amendment would not create additional impacts to drainage patterns, polluted runoff water, surface water quality, groundwater quality, or watersheds of important surface water resources. The revised sewer alignment would be constructed within the floodplain of Dry Creek; however, as previously analyzed in the RVSP EIR, utility lines and pipelines are buried and enclosed systems, so there is no impact to the floodplain. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The proposed RVSP Update is subject to the NPDES Phase II Municipal Permit (MS4-General Permit No. CAS0000004) and State General Construction Permit. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document, are described in the Hydrology and Water Quality section of the RVSP EIR, and are included with the proposed RVSP Update project by this reference and reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to surface water runoff or quality or groundwater quality contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item IX-8,9,10:

The Riolo Vineyard Specific Plan site is shown on the Placer County Flood Insurance Rate Map (FIRM) maps dated June 8, 1998, 458F and 459F, and includes Federal Emergency management Agency (FEMA) delineated flood hazard Zone A. The proposed RVSP Update would not place housing within a 100-year flood hazard area and no encroachments into the area designated as 100-year floodway are proposed. The proposed Update design of the development would reduce the fill of the floodplain by 6.3 acres (34 acre feet). Overall, the proposed RVSP Update would reduce floodplain impacts due to a reduced encroachment into the pre-construction 100-year floodplain. The proposed RVSP Update project may be required to submit Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) documents to FEMA for proposed Base Flood Elevation data where changes are proposed. This requirement was a mitigation measure in the previously certified EIR, and no further mitigation measures are necessary.

The Riolo Vineyard Drainage Master Plan Update dated July 10, 2014 (Appendix F) analyzed recent state legislation with the potential to impact the proposed Specific Plan amendment project. In 2007, the State of California set the 200-year event as the urban level of flood protection for the state through a series of laws referred to as SB5. SB5 requires all cities and counties within the Sacramento-San Joaquin Valley to make findings related to an urban level of flood protection or the national FEMA standard of flood protection before entering into a development agreement, discretionary permit, or approving a tentative map for a project located within a flood hazard zone. In 2012, SB 1278 and AB 1965 defined the Urban Level of Flood Protection (ULOP) as the level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year and shall not mean shallow flooding or flooding from local drainage that meets the criteria of the national FEMA standard of flood protection. The ULOP only applies to 200-year flood boundary encroachments that encroach where there is more than 10 square miles of tributary area (Dry Creek) and greater than three feet of depth during the 200-year event. Per the Drainage Master Plan, the only sources of flooding that meet the ULOP 200-year criteria that extend into the project limits occur along Dry Creek. The ULOP 200-year areas of the development will be elevated with fill materials to provide the same freeboard normally required for the 100-year event. Therefore, the Specific Plan amendment project does not place housing within an area subject to the 200-year storm event. The County will make a "finding of fact" prior to issuing permits for any building areas proposed within the 200-year flood zones identified in the Drainage Master Plan Update as being greater than three feet in depth, to verify that the required freeboard is placed relative to the 200-year event water surface elevations rather than the 100-year water surface elevations per the ULOP requirements.

The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Hydrology and Water Quality section of the RVSP EIR and updated in the 2014 Drainage Master Plan Update and are included with the proposed RVSP Update project by this reference and reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to flood hazard areas contained in the 2009 EIR, as augmented above, remain valid and no additional analysis is required.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)			X	
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)			X	
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such			X	

as urban decay or deterioration? (PLN)				
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Discussion- Item X-1:

The proposed Specific Plan amendment would apply to the same project-level parcels analyzed in the previously certified RVSP EIR. The proposed RVSP amendment would not divide an established community and the proposed RVSP Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item X-2:

Although the original rezoning of the Specific Plan area resulted in portions of the Specific Plan being rezoned as "Specific Plan-Riolo Vineyard Specific Plan" (SPL-RVSP), multiple land use designations were anticipated for the Plan Area, including High Density Residential (HDR) and Commercial areas. The proposed Update includes a change in land use designations of the HDR area on the southwest corner of the site to Commercial. Although there would be a change from a HDR to Commercial land use, the previously-approved EIR for the RVSP discussed 7.5 acres of Commercial area in the southeast portion of the overall Plan Area in the attached "Land Use Summary" table (Appendix A). The proposed revision would increase that acreage by 3 acres. Although the Commercial land use designation would be replacing the HDR designation, the Commercial use is consistent with the goals and policies of the adopted Specific Plan. Because the proposed Commercial area would be limited to 3,750 square feet, replacing the HDR with a small commercial building this size would result in fewer daily trips than anticipated from that parcel under the previously adopted RVSP. The Specific Plan amendment also proposes the addition of two new land use designations: Agriculture and Estate Residential. Although these are land use designations which were not included within the certified FEIR for the RVSP, the two land use designations would result in similar impacts to Agriculture-10 and Low Density Residential land use designations. The proposed Specific Plan amendment would therefore be within the scope of impacts addressed in the previously certified RVSP EIR. Lastly, the original Ordinance Rezoning certain properties within the RVSP contained typographical errors in which Placer Vineyards Specific Plan (PVSP) was written instead of the Riolo Vineyard Specific Plan (RVSP). Section one of the original Ordinance will be corrected to include the correct name and assessor's parcel numbers of the RVSP project. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Land Use section of the RVSP and are included with the proposed RVSP Update project by this reference and reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item X-3:

The proposed RVSP amendment would not conflict with an adopted Habitat Conservation Plan or natural community conservation plan. The proposed RVSP Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Land Use section of the RVSP EIR and are included with the project by this reference and reduce any potential impacts to less-than-significant levels. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item X-4:

The proposed RVSP amendment would contain the same uses discussed in the previously certified RVSP EIR, and would not create any new land use conflicts. The previously certified RVSP EIR discussed the potential for incompatibility between agricultural activities and adjacent residential homes. The proposed RVSP amendment's potential for incompatibility impacts between agricultural activities and adjacent residential homes would be no greater than in the previously approved RVSP EIR. The proposed RVSP amendment is designed to provide the same buffer widths as the previously approved RVSP between residential units and agricultural land uses. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item X-5:

The RVSP area is already designated, in large part, for urban uses. As discussed in the previously certified RVSP EIR, the significant impact related to the loss of agricultural land was found to be significant and unavoidable. On May 12, 2009, the County Board of Supervisors adopted a Statement of Overriding Considerations (Resolution No.

2009-117). The proposed RVSP Update would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item X-6:

The proposed RVSP amendment would apply to the project-level parcels analyzed in the previously certified RVSP EIR. The proposed RVSP amendment would not disrupt or divide the physical arrangement of an established community and the proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item X-7:

The proposed RVSP amendment would include land uses that are consistent with the previously adopted RVSP. Therefore, the proposed RVSP amendment would not result in a substantial alteration of the planned land use in the area. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item X-8:

The proposed RVSP amendment would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. The conclusions regarding impacts to Land Use and Planning contained in the 2009 EIR remain valid and no additional analysis is required.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)			X	
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)			X	

Discussion- All Items:

As discussed in previously certified RVSP EIR, there are no known mineral resources in the Plan area. The Specific Plan area is classified as MRZ-4, mineral areas with no mineral occurrences. Therefore proposed RVSP amendment would have a less-than-significant impact on mineral resources. The conclusions regarding impacts to mineral resources contained in the 2009 EIR remain valid and no additional analysis is required.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	

2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Item XII- 1,2,3:

The proposed RVSP amendment would have noise impacts similar to the previously adopted Specific Plan that would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Noise Section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Noise contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item XII- 4,5:

The proposed RVSP amendment would not be located within an airport land use plan or within two miles of a public airport. The proposed Update would also not be in the vicinity of any known private airstrip. Therefore, the proposed RVSP Update would not expose people residing or working in the project area to excessive noise levels and there would be no impact. The conclusions regarding impacts to Noise contained in the 2009 EIR remain valid and no additional analysis is required.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)			X	

Discussion- Item XIII-1:

The proposed RVSP amendment includes the removal of the 60 HDR units. However, the overall potential maximum number of 933 residential units would remain unchanged from the previously-certified RVSP, as 47 units are proposed to be held in a Density Reserve for future potential density transfers as provided in the Specific Plan. In the future, Density Reserve units could only be transferred to LDR or MDR parcels, as the HDR would be eliminated in the proposed RVSP amendment, and any proposed transfer would require additional environmental review to determine if any new impacts would occur as a result of such a transfer. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Population, Employment, and Housing section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Population and Housing contained in the 2009 EIR remain valid and no additional analysis is required.

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Discussion- Item XIII-2:

As the proposed RVSP amendment would not increase the overall number of residential units, the proposed RVSP amendment would result in the same impacts to existing housing as the previously adopted RVSP. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Population, Employment and Housing section of the RVSP EIR (available at the Placer County Planning Services Division), listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Population and Housing contained in the 2009 EIR remain valid and no additional analysis is required.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

Discussion- All Items:

As the total maximum number of potential residential units within the Specific Plan remains unchanged, the proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Public Services contained in the 2009 EIR remain valid and no additional analysis is required.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

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Discussion- All Items:

The proposed RVSP amendment would increase the acreage of parks by 0.6 acres and open space by 4.4 acres within the Specific Plan area, thereby providing more areas for residents to recreate in without leaving the Plan area. As the overall number of residential units remains unchanged from the previously approved RVSP, there would not be an increase in the use of existing neighborhood and regional parks (outside the boundaries of the Specific Plan) beyond that which was originally planned for. Therefore, the proposed Specific Plan amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Recreation contained in the 2009 EIR remain valid and no additional analysis is required.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)			X	
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)			X	
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)			X	
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)			X	

Discussion- Item XVI-1,2:

The proposed RVSP amendment would result in modifications to the circulation of the previously approved RVSP. The proposed RVSP amendment would eliminate the Watt Avenue access as well as the Riolo Road creek crossing planned midway through the project. The proposed RVSP Update would also add a third access to the project on PFE Road. These three changes are analyzed in a *Review of Access Alternative* dated February 27, 2014 (Appendix G) prepared by KD Anderson & Associates, Inc. and included with the project by this reference.

The proposed RVSP amendment would result in changes to project traffic patterns, and incrementally increase traffic on Walerga and PFE Road. The increased traffic volumes are less than significant, and would yield the same

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Level of Service (LOS) analyzed in the previously certified RVSP EIR. The changes in traffic patterns would not result in significant changes to intersection Level of Service.

The proposed RVSP amendment would replace the HDR land use with a commercial land use designation and the proposed commercial use would be comprised of 3,750 square feet of retail. The June 24, 2014 *Supplemental Trip Generation Analysis* for the RVSP Amendment, prepared by KD Anderson & Associates (Appendix H), provides a comparison of trip generation between the previously approved 933-unit project and the RVSP Update project (including 3,750 square feet of commercial uses) and concludes that the replacement of the HDR land use with commercial will result in fewer daily trips than were generated by the previously adopted RVSP. The analysis addresses the 47 Density Reserve units in the following manner. The RVSP Update project includes a replacement of commercial land use on the HDR parcel in addition to a Density Reserve of 47 dwelling units. The proposal is in excess of overall traffic assessed in the RVSP circulation study. If in the future any of these 47 Density Reserve residential units are desired to be allocated within the RVSP, the trips associated with those resulting dwelling units will require additional environmental analysis of potential traffic impacts.

The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Traffic and Circulation section of the RVSP EIR, as augmented by the supplemental traffic analyses described above, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item XVI-3:

As discussed above, the proposed RVSP amendment contains modifications to the circulation of the previously approved RVSP. The removal of the Watt Avenue access and the addition of an access road on PFE Road designed to county standards would not increase impacts to vehicle safety. The removal of the Riolo Road creek crossing would reduce traffic traveling through the Plan area as an alternative to using PFE Road. The proposed RVSP amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new impacts would occur and no new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Traffic and Circulation section of the RVSP EIR, as augmented herein, listed in the Mitigation Monitoring and Reporting Program, and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item XVI-4:

The RVSP amendment would not result in inadequate emergency access or access to nearby uses. The through road connection between the east and west residential portions of the site will be eliminated with the proposed RVSP Update; however, Placer County Fire Protection District has reviewed the revised Plan's road configuration and has determined that emergency response, access, ingress, and egress are adequately provided (letter dated March 7, 2014, Appendix I). The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item XVI-5:

The proposed RVSP amendment will update the Riolo Vineyard Development Standards and Guidelines that were approved as part of the RVSP in 2009. These include parking requirements for each land use. As the overall number of residential units would remain unchanged with the proposed update, the parking capacity would remain similar to the previously adopted RVSP, and the impact is considered less than significant. The conclusions regarding impacts to parking requirements contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item XVI-6,7:

The proposed RVSP amendment would be similar to the previously approved project and provides the availability of pedestrian, bicycle and multi-purpose trails to promote alternatives to motor vehicle transportation. The proposed RVSP amendment incorporates the same covered bus stops with turnouts as the previously approved RVSP. The proposed RVSP amendment would not result in hazards for pedestrians or bicyclists, conflict with policies, plans, or programs supporting alternative transportation, or decrease the performance or safety of such facilities. The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item XVI-8:

The proposed RVSP amendment would not change air traffic patterns, and will not result in substantial safety risks from an increase in traffic levels or change in location. The conclusions regarding impacts to Transportation and Traffic contained in the 2009 EIR remain valid and no additional analysis is required.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)			X	
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Item XVII-1,5,7:

The proposed RVSP amendment would result in the same wastewater flows, water demands, and solid waste disposal needs compared to the previously approved RVSP. The proposed amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed RVSP Update project by this reference. The conclusions regarding impacts to water, wastewater and landfill capacities contained in the 2009 EIR remain valid and no additional analysis is required.

Discussion- Item XVII-2,3,4,6:

The proposed RVSP amendment would require sewer services, as well as the construction of new water and wastewater conveyance systems, on-site sewer system, and stormwater drainage facilities similar to those of the previously approved RVSP. The Revised Sewer Master Plan for the Specific Plan amendment revises the sewer design so that some sewer pipelines will be constructed where they were not previously proposed; however the environmental impacts of construction of these sewer lines were analyzed as a part of this Update and the environmental impacts were determined to be less than significant. Specifically, the buried pipelines would not affect the floodplain, no additional trees would need to be removed, and no additional wetland impacts would occur as a result of the new sewer pipeline locations.

Two off-site sewer lines will need to be upsized. Manhole sections KB11-07 to KB11-03 will be upsized from a 12 inch line to a 15 inch line and manhole section KB11-03 to the Dry Creek Lift Station will be upsized from a 15 inch line to an 18 inch line, and the existing Dry Creek and Creekview Middle School lift station will require some improvements as a result of the changes to the Sewer Master Plan and to insure the system is fully operational in

peak and minimal flow conditions after the Riolo Vineyard Lift Station is constructed. Upsizing these sewer lines will not cause any additional environmental impacts, since the alignment was previously disturbed when the existing lines were installed and the construction area had been reviewed for biological, wetland, and tree impacts in the previously certified RVSP EIR. Excavating a trench of a similar width and length as was previously constructed for the installation of the existing lines in a previously disturbed area in order to either replace existing lines with larger diameter ones, or install new larger diameter sewer lines, will not cause any additional environmental impacts. The proposed Specific Plan amendment would be within the scope of impacts addressed in the previously certified RVSP EIR. No new mitigation measures would be required. Potentially significant impacts and mitigation measures have been adequately addressed in the earlier document and are described in the Public Services and Utilities section of the RVSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the project by this reference. The conclusions regarding impacts to Utilities and Service Systems contained in the 2009 EIR remain valid and no additional analysis is required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

Regulatory changes have occurred with regards to air quality and greenhouse gases since 2009. However, no new significant impacts or substantially more severe impacts to air quality or greenhouse gases are expected. All approved mitigation in the 2009 FEIR and the subsequent amendments as reflected in the 2012 Addendum and the 2012 revisions to the previously adopted MMRP or that additional or revised mitigation identified in this addendum to be incorporated into a revised MMRP would continue to be implemented with the proposed RVSP Update. Therefore, no residual new significant impacts would occur with implementation of the proposed RVSP Update project.

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Based on the above analyses, it can be concluded that the proposed RVSP Update project will not result in new or substantially more severe significant environmental impacts resulting from changes in the project or circumstances (as

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defined in State CEQA Guidelines Section 15162[a][1-2]), or from new information of substantial importance (as defined in State CEQA Guidelines Section 15162[a][3]). Therefore, it is appropriate under CEQA to prepare an addendum to the previously certified RVSP EIR to reflect the proposed revisions to the previously adopted Riolo Vineyard Specific Plan.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Lisa Carnahan Chairperson (for Planning & Air Quality)
 Engineering and Surveying Division, Rebecca Taber, P.E.
 Department of Public Works, Transportation, Stephanie Holloway, P.E.
 Department of Public Works, Traffic Fees, Amber Conboy
 Environmental Health Services, Mohan Ganapathy
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Environmental Engineering Division, Heather Knutson, P.E.
 Placer County Fire/CDF, Mike DiMaggio

Signature _____ Date _____
 Crystal Jacobsen, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> Riolo Vineyard Specific Plan, 2009 and all documents included and referenced in the Board's May 2009 adoption of the same.	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Riolo Vineyard Specific Plan Final EIR and all studies included in said document.
	Engineering & Surveying	<input checked="" type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan

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Division, Flood Control District	<input type="checkbox"/> Preliminary Geotechnical Report
	<input checked="" type="checkbox"/> Preliminary Drainage Report
	<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
	<input checked="" type="checkbox"/> Traffic Study and updates
	<input type="checkbox"/> Sewer Pipeline Capacity Analysis
	<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
	<input checked="" type="checkbox"/> Sewer Master Plan and updates
	<input type="checkbox"/> Utility Plan
	<input type="checkbox"/> Tentative Map
	Environmental Health Services
<input type="checkbox"/> Hydro-Geological Study	
<input type="checkbox"/> Phase I Environmental Site Assessment	
<input type="checkbox"/> Soils Screening	
<input type="checkbox"/> Preliminary Endangerment Assessment	
Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
	<input type="checkbox"/> Construction Emission & Dust Control Plan
	<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
	<input type="checkbox"/> Health Risk Assessment
	<input type="checkbox"/> CalEEMod Model Output
	<input type="checkbox"/> _____
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
	<input checked="" type="checkbox"/> Traffic & Circulation Plan
	<input type="checkbox"/> _____

LIST OF APPENDICES:

- Appendix A – Land Use Summary Table
- Appendix B – Approved Site Plan
- Appendix C – Proposed Site Plan
- Appendix D – Trip Generation Analysis, May 2014, KD Anderson and Associates
- Appendix E – Revised Mitigation Monitoring and Reporting Program (see Attachment “J” of 11/20/14 Planning Commission Staff Report)
- Appendix F – Riolo Vineyard Drainage Master Plan Update, July 10, 2014 (copy available at the CDRA building, 3091 County Center Drive, Auburn, CA)
- Appendix G – Review of Access Alternative, February 27, 2014, KD Anderson & Associates
- Appendix H – Supplemental Trip Generation Analysis, June 24, 2014, KD Anderson & Associates
- Appendix I – March 7, 2014 Placer County Fire Protection District Letter

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Before the Board of Supervisors County of Placer, State of California

In the matter of:

Resolution No.: _____

A RESOLUTION AMENDING THE
RIOLO VINEYARD SPECIFIC PLAN

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on May 12, 2009, the Placer County Board of Supervisors adopted the Riolo Vineyard Specific Plan ("Specific Plan"), by Resolution No. 2009-120, and

WHEREAS, on November 20, 2014, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider the amendments to the Specific Plan, and

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Specific Plan, and

ATTACHMENT G

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WHEREAS, on February 24, 2015, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents, including written and oral testimony, related to the proposed amendments, and continued the matter to March 24, 2015, and

WHEREAS, on March 24, 2015, the Board concluded its public hearing and deliberations on the proposed amendments to the Specific Plan and proposed amendments to all other Specific Plan documents, and

WHEREAS, during this hearing the Board also considered revisions to the conceptual vehicular circulation plan for the Specific Plan as presented by staff as an Errata to the October 2014 amended Riolo Vineyard Specific Plan, and

WHEREAS, having considered the recommendations of the Planning Commission, reviewed the proposed amendments to the Specific Plan, received and considered written and oral comments and testimony of the public thereon, the Board finds as follows:

1. The proposed amendments to the Riolo Vineyard Specific Plan are consistent with the objectives, goals and policies of the Placer County General Plan;
2. The proposed amendments are internally consistent with the Specific Plan;
3. The amendments to the Specific Plan comply with all requirements of Government Code Section 65450 et seq., and Placer County Code Section 1758.200;
4. The County has conducted environmental review of the proposed amendments pursuant to the California Environmental Quality Act ("CEQA") and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Riolo Vineyard Specific Plan supported by findings thereto;
5. The Specific Plan and the proposed amendments thereto are not within the area of any adopted airport land use plan; and
6. Notices of all hearings required by Section 17.60.140 have been given and all hearings required pursuant to Section 17.58.200 have been held.

NOW, THEREFORE, be it Resolved by the Placer County Board of Supervisors:

1. The amendments to the Riolo Vineyard Specific Plan, dated October 2014, a true and correct copy of which is attached hereto as Exhibit "A" and the Errata to the Plan attached hereto as Exhibit "B", and incorporated herein by reference, is hereby approved in accordance with Placer County Code Section 17.58.200(H).
2. The amendments to the Riolo Vineyard Specific Plan shall take effect and be in full force and effect upon the effective date of the Ordinance adopting amendments to the Riolo Vineyard Specific Plan Development Standards.

Attachment G: Exhibit A: Riolo Vineyard Specific Plan, revised October 2014
(Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)

EXHIBIT B

Errata

Riolo Vineyard Specific Plan, revised October 2014

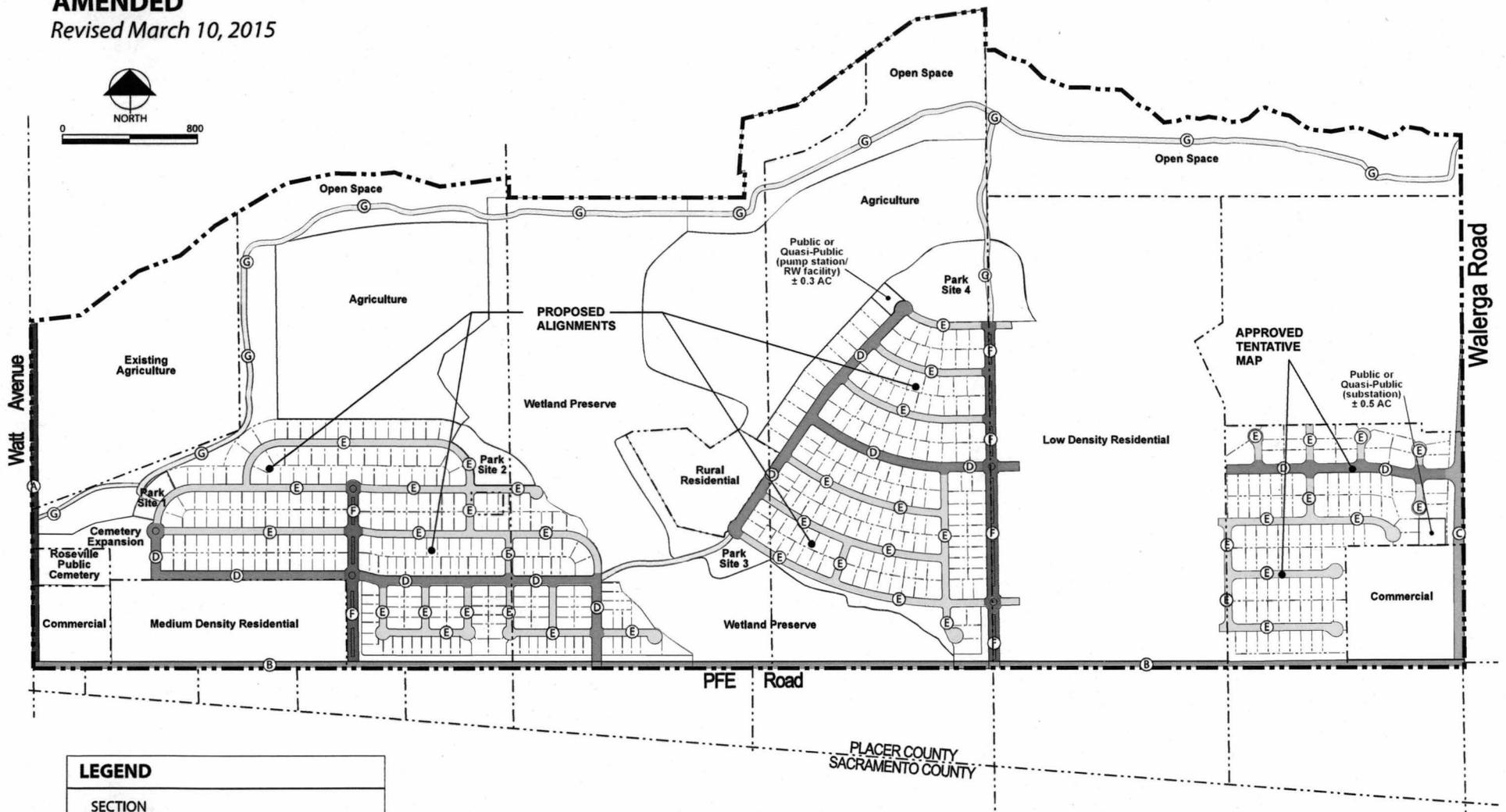
The following provides a revision to the October 2014 Riolo Vineyard Specific Plan

Specific Plan - Figure 4.1

Attached is the revised Figure 4.1. which shall be amended and replaced in its entirety with the attached figure.

FIGURE 4.1 VEHICULAR CIRCULATION AMENDED

Revised March 10, 2015



LEGEND

SECTION

A	130' ROW
B	64' ROW
C	106' ROW
D	52' ROW
E	40' ROW
F	ROW varies
G	12' Utility Access

Note:
 Vehicular circulation patterns are conceptual.
 Both horizontal and vertical alignments are subject to further revisions.
 Street sections not shown apply to future site planning conditions.

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Before the Board of Supervisors County of Placer, State of California

In the matter of:
AN ORDINANCE REZONING CERTAIN
PROPERTIES WITHIN THE RIOLO
VINEYARD SPECIFIC PLAN

Ordinance No.: _____
FIRST READING: _____

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY FIND:

WHEREAS, on May 12, 2009, the Placer County Board of Supervisors adopted the Riolo Vineyard Specific Plan ("Specific Plan"), by Resolution No. 2009-120, and

WHEREAS, on November 20, 2014, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider the amendments to the Specific Plan, and

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ATTACHMENT H

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Specific Plan, including the proposed rezone of certain properties within the Specific Plan area, and

WHEREAS, on February 24, 2015, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents, including written and oral testimony, related to the proposed amendments, including the proposed rezone of certain properties within the Specific Plan area, and continued the matter to March 24, 2015, and

WHEREAS, on March 24, 2015, the Board concluded its public hearing and deliberations on the proposed amendments to the Specific Plan, the rezone and proposed amendments to all other Specific Plan documents, and

WHEREAS, the Board has determined that the proposed rezoning is consistent with the General Plan, Article 17.51.010 (Specific Plan District) of the County Zoning Ordinance, the Amended Riolo Vineyard Specific Plan and is in the best interests of the County by facilitating logical and efficient land use within the Riolo Vineyard Specific Plan, and

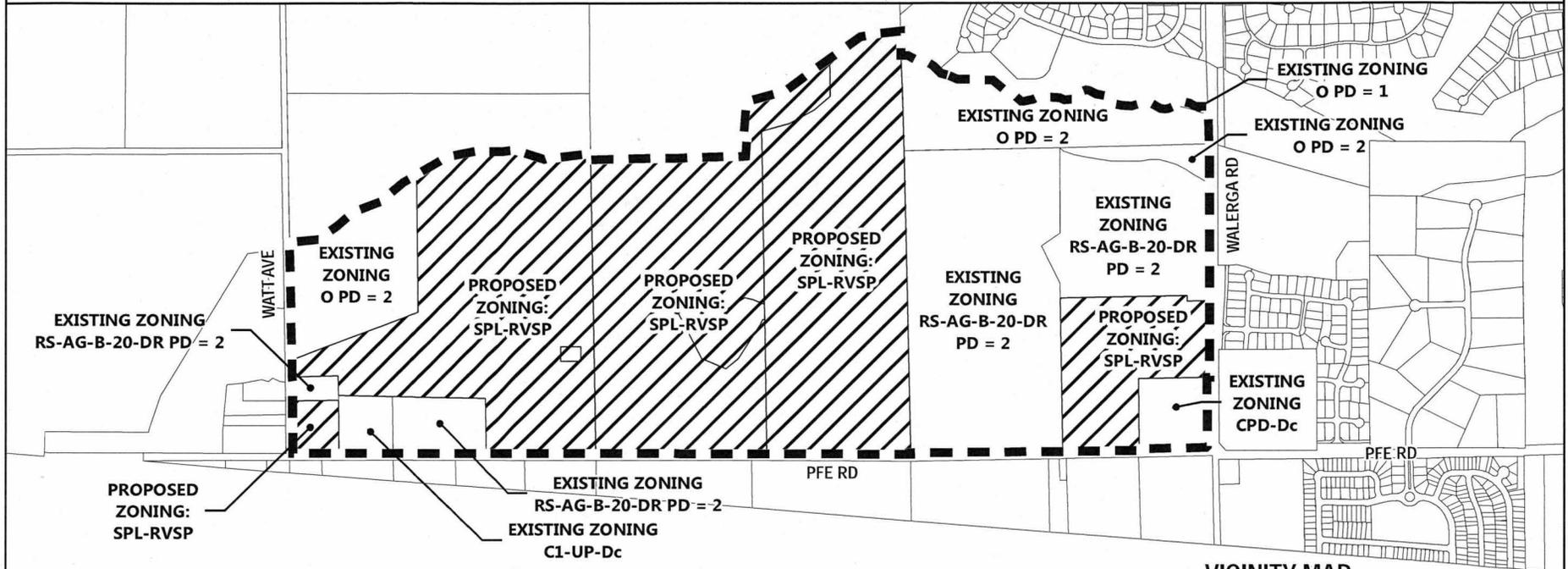
WHEREAS, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: The following properties are rezoning from their respective current zoning designation(s) to SPL-RVSP (Specific Plan-Riolo Vineyard Specific Plan) and shall be subject to the Riolo Vineyard Specific Plan Land Use and Development Standards. APN's: 023-200-023, 023-200-031, 023-200-055, 023-200-056, 023-200-072, 023-200-073 and 023-221-006. A map of the property subject to this rezoning is attached as Exhibit A.

Section 2: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code section 25124.

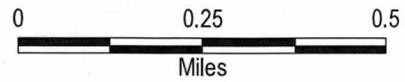
RIOLO VINEYARD SPECIFIC PLAN AMENDMENT AND REZONE FOR HBT OF RIOLO VINEYARDS, LLC



LEGEND

Area Subject to Rezoning from SPL-PVSP to SPL-RVSP
 023-200-023-000, 023-200-031-000, 023-200-055-000,
 023-200-056-000, 023-200-072-000, 023-200-073-000,
 023-221-006-000

Riole Vineyard Specific Plan Boundary



VICINITY MAP

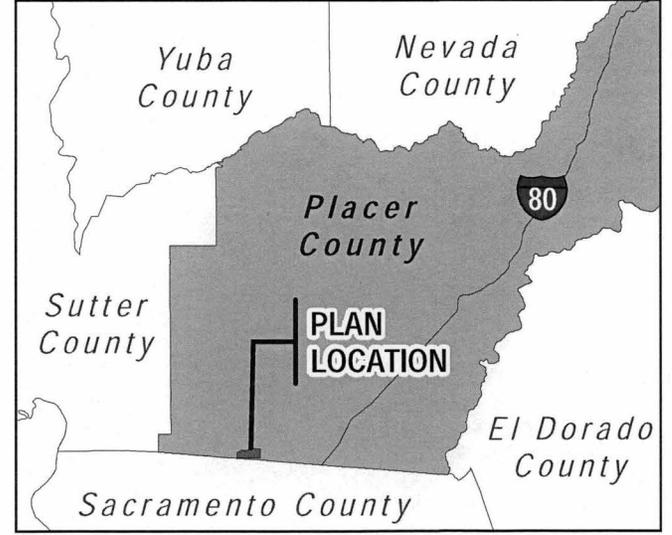


EXHIBIT A

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**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:
AN ORDINANCE ADOPTING
AMENDMENTS TO THE RIOLO
VINEYARD SPECIFIC PLAN
DEVELOPMENT STANDARDS

Ordinance No.: _____
FIRST READING: _____

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY FIND:

WHEREAS, on May 12, 2009, the Placer County Board of Supervisors adopted the Riolo Vineyard Specific Plan ("Specific Plan"), by Resolution No. 2009-120, and the Development Standards for the Riolo Vineyard Specific Plan by Ordinance 5555-B ("Adopted Development Standards"), and

WHEREAS, the Adopted Development Standards serve as the zoning and use regulations within the Adopted Plan area, and

WHEREAS, on November 20, 2014, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider proposed amendments to the Specific Plan and Adopted Development Standards, and

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Specific Plan and Adopted Development Standards, and

WHEREAS, on February 24, 2015, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents related to the proposed amendments to the Specific Plan and Adopted Development Standards, and to receive written and oral testimony on the same, and continued the matter to March 24, 2015, and

WHEREAS, on March 24, 2015, the Board concluded its public hearing and deliberations on the proposed amendments to the Specific Plan, the Adopted Development Standards and all other associated Specific Plan documents, and

WHEREAS, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance, and

WHEREAS, having considered the recommendations of the Planning Commission, reviewed the proposed amendments to the Adopted Development Standards, received and considered written and oral comments and testimony of the public thereon, the Board finds as follows:

1. The proposed amendments to the Adopted Development Standards are consistent with the objectives, goals and policies of the Placer County General Plan;
2. The proposed amendments to the Adopted Development Standards are consistent with the objectives, goals and policies of the Riolo Vineyard Specific Plan, as amended;
3. The County has conducted environmental review of the proposed amendments pursuant to the California Environmental Quality Act ("CEQA") and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Riolo Vineyard Specific Plan supported by findings thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

Section 1: The amendments to the Development Standards for the Riolo Vineyard Specific Plan, dated October 2014 ("Amended Development Standards"), a true and correct copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, are hereby adopted and shall serve as the zoning and use regulations within the Riolo Vineyard Specific Plan area.

Section 2: The Amended Development Standards are hereby incorporated herein by reference into Chapter 17 of the Placer County Code in accordance with Subsection (E) of Section 17.51.010 thereof and once effective shall replace and supersede the Adopted Development Standards.

Section 3: To the extent that a provision contained in the Amended Development Standards is in conflict with a provision that may be contained within Placer County Code Chapter 17 or within the Placer County Land Development Manual, the provision of the Amended Development Standards shall apply and shall take precedence. To the extent no specific provisions within the Amended Development Standards is applicable, the County Codes shall apply and shall take precedence.

Section 4: This ordinance shall apply upon its effective date to each of the following properties within the Riolo Vineyard Specific Plan, as identified by Placer County Assessor's Parcel Numbers: 023-200-023, 023-200-031, 023-200-055, 023-200-056, 023-200-072, 023-200-073, 023-221-006, 023-200-019, 023-200-027, 023-200-057, 023-221-005, 023-221-054, 023-221-004, 023-221-007.

Section 5: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

Section 6: The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

Attachment I: Exhibit A: Development Standards for the Riolo Vineyard Specific Plan, revised October 2014. (Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Resolution No.: _____

A RESOLUTION ADOPTING
AMENDMENTS TO THE RIOLO
VINEYARD SPECIFIC PLAN
DESIGN GUIDELINES

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on May 12, 2009, the Placer County Board of Supervisors adopted the Riolo Vineyard Specific Plan ("Specific Plan"), by Resolution No. 2009-120, and the Design Guidelines for the Riolo Vineyard Specific Plan by Resolution No. 2009-121 ("Adopted Design Guidelines"), and

WHEREAS, the Adopted Design Guidelines serve as the design policies within the Specific Plan area, and

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ATTACHMENT J

WHEREAS, on November 20, 2014, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider proposed amendments to the Specific Plan and Adopted Design Guidelines, and

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Specific Plan and Adopted Design Guidelines, and

WHEREAS, on February 24, 2015, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents related to the proposed amendments to the Specific Plan and Adopted Design Guidelines, and to receive written and oral testimony on the same, and continued the matter to March 24, 2015, and

WHEREAS, on March 24, 2015, the Board concluded its public hearing and deliberations on the proposed amendments to the Specific Plan and proposed amendments to all other Specific Plan documents, and

WHEREAS, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance, and

WHEREAS, having considered the recommendations of the Planning Commission, reviewed the proposed amendments to the Adopted Design Guidelines, received and considered written and oral comments and testimony of the public thereon, the Board finds as follows:

1. The proposed amendments to the Adopted Design Guidelines are consistent with the objectives, goals and policies of the Placer County General Plan;
2. The proposed amendments to the Adopted Design Guidelines are consistent with the objectives, goals and policies of the Riolo Vineyard Specific Plan, as amended;
3. The County has conducted environmental review of the proposed amendments pursuant to the California Environmental Quality Act ("CEQA") and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Riolo Vineyard Specific Plan supported by findings thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS:

Section 1: The amendments to the Design Guidelines for the Riolo Vineyard Specific Plan, dated October 2014 ("Amended Design Guidelines"), a true and correct copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, are hereby adopted and shall serve as the design policies within the Riolo Vineyard Specific Plan area.

Section 2: The Amended Design Guidelines are hereby incorporated herein by

reference into Chapter 17 of the Placer County Code in accordance with Subsection (E) of Section 17.51.010 thereof and once effective shall replace and supersede the Adopted Design Guidelines.

Section 3: To the extent that a provision contained in the Amended Design Guidelines is in conflict with a provision that may be contained within Placer County Code Chapter 17 or within the Placer County Land Design Guidelines, the provision of the Amended Design Guidelines shall apply and shall take precedence. To the extent no specific provisions within the Amended Design Guidelines is applicable, the County Design Guidelines shall apply and shall take precedence.

Section 4: This resolution shall apply upon its effective date to each of the following properties within the Riolo Vineyard Specific Plan, as identified by Placer County Assessor's Parcel Numbers: 023-200-023, 023-200-031, 023-200-055, 023-200-056, 023-200-072, 023-200-073, 023-221-006, 023-200-019, 023-200-027, 023-200-057, 023-221-005, 023-221-054, 023-221-004, 023-221-007.

Section 5: This resolution shall take effect and be in full force and upon the effective date of the Ordinance adopting amendments to the Riolo Vineyard Specific Plan Development Standards.

Attachment J: Exhibit A: Design Guidelines for the Riolo Vineyard Specific Plan, revised October 2014. (Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

AN ORDINANCE ADOPTING THE AMENDED
AND RESTATED DEVELOPMENT AGREEMENT
FOR THE RIOLO VINEYARD SPECIFIC PLAN

Ordinance No.: _____
FIRST READING: _____

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY FIND:

WHEREAS, on May 12, 2009, the Placer County Board of Supervisors adopted the Riolo Vineyard Specific Plan ("Specific Plan"), by Resolution No. 2009-120, and, pursuant to adoption of Ordinance 5557-B, the County entered into a "Development Agreement" with certain of the landowners owning property within the boundaries of the Specific Plan, and

WHEREAS, on November 20, 2014, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Section 17.58.240 to consider the terms of the proposed Amended and Restated Development Agreement, which if approved would replace and supersede all prior

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ATTACHMENT K

Development Agreements for the Specific Plan area and bind through the execution of the agreement those landowners and real properties identified below who own property within the boundaries of the Specific Plan (collectively referred to as "Amended and Restated Development Agreement"), and

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed Amended and Restated Development Agreement, and

WHEREAS, on February 24, 2015, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.240 to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents related to the proposed Project and to receive written and oral testimony on the same, and continued the matter to March 24, 2015; and

WHEREAS, on March 24, 2015 the Board conducted a public hearing to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents related to the Amended and Restated Development Agreement and to receive written and oral testimony on the same; and

WHEREAS, notice of all hearings required by Section 17.58.240 of the Placer County Code and Section 65867 of the Government Code have been given and all hearings have been held as required by statute and ordinance to adopt this ordinance and approve the Amended and Restated Development Agreement, and

WHEREAS, having considered the recommendations of the Planning Commission, having reviewed the terms of the proposed Amended and Restated Development Agreement, having received and considered the written and oral comments submitted by the public thereon, the Board finds as follows:

- a. The County has conducted environmental review of the proposed Amended and Restated Development Agreement pursuant to the California Environmental Quality Act ("CEQA") and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Riolo Vineyard Specific Plan supported by findings thereto;
- b. The Amended and Restated Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and the Riolo Vineyard Specific Plan as amended;
- c. The Amended and Restated Development Agreement is compatible with the uses authorized in, and the regulations proscribed for, the land use district in which the real property subject to the Amended and Restated Development Agreement is located;
- d. The Amended and Restated Development Agreement is in conformity with public convenience, general welfare and good land use practice;

- e. The Amended and Restated Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in Placer County;
- f. The Amended and Restated Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

NOW, THEREFORE, BE IT ORDAINED BY THE PLACER COUNTY BOARD OF SUPERVISORS:

Section 1: The Amended and Restated Development Agreement by and between the County of Placer and HBT of Riolo Vineyards, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, is hereby approved.

Section 2: The Chair of the Board of Supervisors is hereby authorized to execute one (1) original of the Amended and Restated Development Agreement on behalf of the County.

Section 3: The Planning Director is directed to record the Amended and Restated Development Agreement at the landowner's cost within ten (10) days in accordance with Section 17.58.240(D) of the Placer County Code.

Section 4: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage. The Clerk is directed to publish a summary of this ordinance within fifteen (15) days in accordance with Government Code Section 25124.

Attachment K: Exhibit A: Amended and Restated Development Agreement
(Delivered under separate cover, available online at www.placer.ca.gov,
and on file with the Clerk of the Board's office)

Attachment L: Finance Plan and Errata (Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)

